

Docket Item # 2
BAR CASE # 2011-0282

BAR Meeting
January 25, 2012

ISSUE: Request for construction of three multi-family buildings, 27 townhouses, four triplexes and a park in Phase V of the James Bland Redevelopment Project

APPLICANT: Alexandria Redevelopment and Housing Authority and GBP Associates, LLC by Kenneth Wire (McGuire Woods)

LOCATION: 1000 First Street and 998 North Alfred Street

ZONE: CDD #16

Staff Recommendation: Staff recommends deferral of the townhouses and parks and deferral of the multi-family buildings with the following recommendations and conditions for continued study:

1. That the buildings return to the light yellow, tan and gray color scheme shown on the print distributed during concept review;
2. That the applicant provide brick samples and true color scheme as part of a complete materials board at the next hearing and, as with Phase IV, that the applicant construct a wall mock-up in the field prior to ordering the finish materials;
3. That the applicant restudy and/or reduce the area of HardiePanel between top-story windows and the cornice for the southernmost and middle buildings;
4. That the cornices be strengthened with added depth and a more substantial profile;
5. That the applicant minimize the visual impact of the proposed accessibility ramp on Montgomery Street;
6. That all stickers, labels and markings not required by the manufacturer be removed from all mechanical equipment.

BOARD ACTION, October 26, 2011: Approved in concept, as amended, 7-0.

RECOMMENDATIONS (10/26/11)

1. Continue to work on the proposed feature at the entrances to the courtyards and to design an appropriate courtyard planter scheme for permanent, appropriately-scaled planters that do not obscure architectural details or clutter the courtyard space. Restudy the courtyard expression to be more modern and in scale with the buildings
2. Refine the “hyphen” element on the northernmost building to make it as visually light as possible and to make the step down from four stories to three stories appear integrated.
3. Provide more information on the materials, colors and details of the multifamily buildings. Use high-quality, sophisticated metalwork for railings, grilles and balconies.
4. Provide details about the outdoor space and any proposed materials, such as benches, fencing and lighting, that require BAR approval.
5. Consolidate locations of all vents and drainage systems so as to minimize the visual impact of these elements and locate on secondary elevations, where possible, and integrate drainage systems into architectural design.
6. Show location of all rooftop mechanical equipment and remove all stickers and markings prior to installation.
7. Make building entrances more prominent. Make trash room door look less like an entry.

SPEAKERS

Greg Shron, EYA, representing the applicant, spoke in support of the application and responded to questions from the Board.

BOARD DISCUSSION

Ms. Kelley stated that overall she was in support of the concept presented and specifically liked the addition of a fifth story on the center building.

Mr. Duffy also was in support of the concept scheme and the recommended considerations outlined in the staff report.

Mr. Meick expressed concern about the high visibility of the labels on the rooftop HVAC units on the townhouses that have already been constructed. Mr. Shron responded that rooftop HVAC units on the multi-family buildings would be set back at least 30 feet from the building’s edge on all sides.

Mr. Moffat noted that materials and presentation for the multi-family buildings were much easier to review and commended the architect. He inquired as to why the ARHA units were being separated from the market-rate units in this scheme. Mr. Shron responded that in order to get financing, the lender required separate legal lots. He explained that EYA had had long discussions with the City and ARHA about this change and that everyone acknowledged the need to ensure that the buildings would be of comparable quality and design.

Ms. del Ninno agreed that the increase in height for the center building was acceptable and asked whether the square footage of the multi-family buildings was the same as in the original scheme. Ms. del Ninno had the following recommendations:

- Make the trash room door look less like an entrance.
- Make building entrances more prominent
- Restudy the courtyard expression to be more modern and in scale with the buildings

Chairman Conkey noted that in the previous phase there was significant discussion about the need for high-quality, sophisticated metalwork and he wanted to emphasize that same point for this phase as well. He also commented that the “hyphen” element on the northernmost building needed more work and that it could be much lighter visually.

REASON

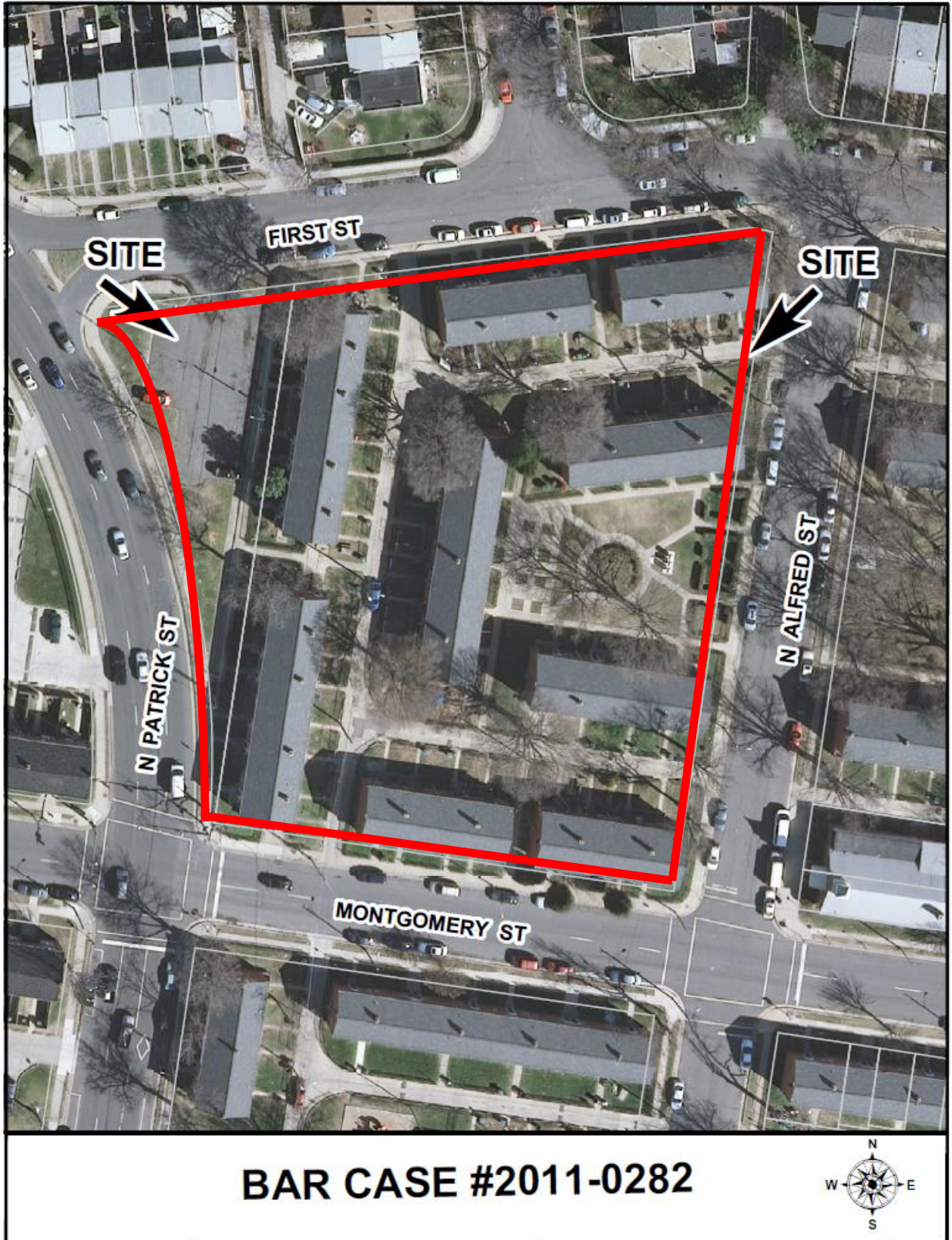
The Board supported, in concept, the revised scheme for the Phase V multi-family buildings and agreed that the addition of the fifth floor to the center building was appropriate.

STAFF RECOMMENDATION, October 26, 2011: Staff recommends that the Board support, in concept, the proposed three multi-family buildings with the following considerations:

1. Continue to work on the proposed feature at the entrances to the courtyards and to design an appropriate courtyard planter scheme for permanent, appropriately-scaled planters that do not obscure architectural details or clutter the courtyard space.
2. Refine the “hyphen” element on the northernmost building to make it as visually light as possible and to make the step down from four stories to three stories appear integrated.
3. Provide more information on the materials, colors and details of the multifamily buildings.
4. Provide details about the outdoor space and any proposed materials, such as benches, fencing and lighting, that require BAR approval.
5. Consolidate locations of all vents and drainage systems so as to minimize the visual impact of these elements and locate on secondary elevations, where possible, and integrate drainage systems into architectural design.
6. Show location of all rooftop mechanical equipment and remove all stickers and markings prior to installation.

***EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan pursuant to section 11-418 of the ordinance.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



I. ISSUE

Only the three multi-family buildings are before the Board at this time. As in the three previous phases, the applicant and Staff anticipate that the Board will review the proposed design scheme over the course of multiple hearings before a final Certificate of Appropriateness is approved. In this case, Staff felt that reviewing the multi-family buildings separately from the townhouse buildings will allow the Board to better analyze and study each of these building types. Therefore, no materials were provided for the townhouses or park and Staff recommends automatic deferral of these two portions of the application.

Previously, the Board conceptually reviewed the three multi-family buildings in Phase V of the James Bland Housing redevelopment project. This block is bounded by North Patrick Street, Montgomery Street, North Alfred Street and First Street. While it is the fourth construction phase to come before the Board, it will continue to be known as Phase V because that is the way this block was designated on the original plans. The Board approved three multi-family buildings and townhouses for Phase IV in March and April of 2011.

Phase V is an entire block that will have 27 townhouses, four triplexes and three multi-family buildings located on the western half of the block, separated from the townhouses by a private street with a public access easement that will run north-south, approximately in the middle of the block. During concept approval for the entire project in 2008, the Board supported two multi-family buildings of this general size on the western half of the block. While the massing, scale and general architectural character remain similar to what was approved during the concept review, there will now be two four-story multi-family buildings flanking a center five-story building instead of the two, four-story buildings originally approved. The original plan was for two multi-family buildings with a mix of ARHA on the lower levels and multi-family units above. For financing reasons, the applicant now proposes that the two smaller buildings will have only ARHA units and the larger center building will have only market-rate units. The Board reviewed and approved the three multi-family buildings in concept on October 26, 2011.

DSUP #2011-0022, an amendment to Development Special Use Permit #2008-0013 to construct three multifamily buildings instead of two multifamily buildings on Block 998 and to increase the height of the market-rate multifamily building by 12 feet (48' to 60'), was approved by City Council on December 17, 2011.

Building Description

The smaller building on the southern end of the block will house 16 ARHA units and the smaller building at the north end will step down from four stories to three stories and will have 14 units. These buildings will measure approximately 70 feet by 72 feet. The building in the center will have approximately 32 market-rate units and will be angled along North Patrick Street. The North Patrick Street elevation will be approximately 86 feet long. This building will be five stories. Two courtyards, one each between the center building and the end buildings, will be 20 feet in width and will function as the primary entrances for one ARHA building and the market-rate building.

The architectural character of these residential buildings will recall the small industrial buildings historically located in and around the Parker Gray neighborhood with large metal clad windows

in predominantly brick facades. The windows on the center building will have the effect of triple windows through the use of a casement with fixed windows above and below, and arranged in double and triple configurations. The end buildings will have a casement with a fixed window above, similarly proportioned to the center building, and arranged in singles and pairs. The overall design composition of the elevations uses the classical form of a base, middle and capital and the three buildings generally form a five part Palladian plan (a central building with hyphens connecting smaller buildings on each side.) The base and middle will be predominantly brick on the end buildings with a split-face stringcourse separating the two. The center building will have light-colored brick at the base with a red brick at the middle three stories with contrasting light-colored soldier brick stringcourses. The top floor, or capital level, will be lighter in color with a strong cornice line and HardiePanel wall material. On the center building the HardiePanel on this level will be constructed so as to provide the appearance of pilasters above the brick piers below. Alternating projections and setbacks will break up the massing. The center building's footprint is aligned with the curve along North Patrick Street and the private street elevation is broken up to reflect the change in form.

The northernmost building has four stories of brick separated from a three-story section by a "hyphen" element clad in HardiePanel. This results in a step-down from the four-story section to the three-story section which is immediately adjacent to First Street and the northern boundary of this project. The hyphen has a metal canopy that extends partially onto the north elevation

The materials proposed at this point include: brick, metal grilles and railings, HardiePanel and a formed metal or synthetic cornice. There will be very little split-face block on the multi-family buildings in this phase.

II. HISTORY

Parker-Gray has been recognized as a local historic district since 1984, with review and approval of exterior alterations, demolition and new construction by the Parker-Gray Board of Architecture Review. The boundaries for the locally designated district include all five blocks of James Bland Homes.

In early 2007, the City began the process of nominating the Uptown/Parker-Gray neighborhood to the National Register of Historic Places. The boundaries of the Uptown/Parker-Gray historic district encompass the local district as well as a number of additional blocks. On January 12, 2010, the National Park Service listed the Uptown/Parker-Gray Historic District on the National Register of Historic Places. Prior to that, in June 2008, the State of Virginia listed the historic district on the Virginia Landmarks Register.

In advance of the demolition of the existing buildings in Phase I, the applicant thoroughly documented James Bland Homes as required by the BAR when approving the Permit to Demolish. The documentary requirements were: a written history, HABS/HAER level measured drawings and photo documentation. Copies of the materials are located in both the Kate Waller Barrett Library and the Alexandria Black History Resource Center.

The private streets and alleys have public access easements and therefore anything visible from the private streets and alleys are within the Board's purview.

Phase I has been constructed, Phase II is currently under construction and building permits are being reviewed and approved for Phase IV.

Prior Reviews and Approvals for the James Bland Redevelopment

September 24, 2008: Approval of Permit to Demolish and Concept Approval (BAR Case #2008-0150/0151).

October 2008: Development Special Use Permit approved by Planning Commission and City Council (DSP #2008-0013).

May 27, 2009: Approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for Phase I (BAR Case #2009-0088/0089).

May 26, 2010: Approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for Phase II (BAR Case #2010-0070)

March 23 2011 and April 27, 2011:
Approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for Phase IV (includes multi-family buildings, townhouses and park)

October 26, 2011: Concept review of multi-family buildings for Phase V

December 2011: DSUP #2011-0022, an amendment to Development Special Use Permit #2008-0013, approved by Planning Commission and City Council

III. ANALYSIS

During the first concept review phase in 2008, there was minimal discussion about the architectural design and character of the multi-family units, as the majority of the Board's attention was focused on the townhouse units which comprised the bulk of the project. As part of the concept approval of the scale and mass of the multi-family buildings, the Board made the following condition:

7. That the applicant work with Staff to revise the elevations of the multi-family buildings on North Patrick Street.

While the discussion about the multi-family buildings was limited during the concept phase, the Board expressed the belief that the multi-family buildings were an opportunity to pursue an industrial or modern design approach to reflect the early 20th century industrial, warehouse and institutional history of the Parker Gray district. The applicant commissioned a new architect, KTGy, for the design of the multi-family buildings. This architect has brought a fresh approach which Staff believes contributes to a sense of architectural variety in this large redevelopment project. While the multi-family buildings in Phase V are different from those in Phase IV, they have a related appearance that will provide continuity along the North Patrick Street block face.

Architectural Style and Form

Staff has consistently supported the mass and scale of the four-story multi-family buildings, finding them appropriate for the locations bordering North Patrick Street/Route 1 and acknowledging that the buildings outside the district will get much taller toward the Metro station. Staff supports the increased height to five stories for the center building and notes that the proportions of this building are preferable as they result in a variety of cornice heights and a clearly defined “middle” in the classical form. Staff also finds the added height to be appropriate for a building of this size and in this particular location.

Regarding the architectural style and design, Staff strongly discouraged an over-scaled townhouse-appearing scheme for these buildings, preferring that they be designed as visually unified “buildings”. In reviewing the history and context for this neighborhood, the imagery of residential lofts in converted industrial or warehouse buildings seemed to provide an appropriate architectural vocabulary at this scale. The Parker-Gray historic district once contained numerous railroad stations, warehouses and school buildings which coexisted immediately alongside the residences, though few commercial buildings, and no historic buildings of the height proposed for these buildings remain. There are, however, examples of other similarly scaled historic and newly-constructed buildings in this portion of the City immediately west of the district, such as the Braddock Lofts by EYA across from the Wythe Street Post Office. The use of an industrial architectural vocabulary allows for a simple, rhythmic design with a strong building frame punctuated by large windows, making the building visually lighter and more open than the typical Colonial Revival style masonry structures. The masonry elevations with regular punched openings recall the form of historic warehouse buildings constructed prior to the widespread availability of electrical lighting.

The applicant has worked with Staff to refine the design and respond to comments made by the Board during the concept review. In reviewing the current submission, Staff has a few outstanding concerns regarding the area above the windows and below the cornice on the uppermost level of the southernmost and middle buildings. There appears to be a disproportionate area of HardiePanel in this area that leads to an over-scaling of this element at the top floor. For example, the section for the five-story center building shows an area almost three feet in height above the fifth story windows before the base of the cornice. The cornice on this building is then an additional 4.75 feet in height. In addition, Staff finds that the proposed metal cornice needs greater depth and a stronger profile. Staff recommends that this detail be refined through a reduction in the area of HardiePanel above the top story windows at these two buildings and/or an implied lintel above the windows.

Step-down Transition on Northernmost Building

Concept Recommendation #2: Refine the “hyphen” element on the northernmost building to make it as visually light as possible and to make the step down from four stories to three stories appear integrated.

The northernmost building has proved to be the most challenging to design, so that the step down from four stories to three stories appears intentional and integrated. During pre-submission meetings, Staff met with the applicant and their architect to consider various schemes. It became

clear early in the design process that the exact same building, minus half the fourth story, as the southernmost building would not be an appropriate solution. The creation of a terrace with an arbor or canopy, or a green roof, on the stepped down portion was also considered. The revised proposal features the four-story brick portion separated by the three-story brick portion with a “hyphen” element in HardiePanel. The “hyphen”, while four stories in height, is lower than the four story brick portion and has a minimalist cornice. Many successful hyphens are predominantly visually open, often all glass within a metal frame. While the applicant previously added windows on the north elevation, it is not entirely visually open. However, since the concept review the applicant added a metal canopy on the east and west elevations that wrapped partially onto the north elevation. This element relates to the canopies at the entries and also makes the “hyphen” appear to have a stronger design intention. Staff finds the addition of a band in the HardiePanel that connects the two canopies to be a positive addition to this element and believes this building now has, perhaps, the most successful top floor of the three buildings.

Relationship among the Buildings

As previously stated, a project-wide goal of this redevelopment is that the ARHA units be indistinguishable from the market-rate dwellings, yet visual variety must be provided throughout the project. Therefore, in Phase IV, it was thought that making the two smaller buildings identical to one another (twins) while sharing a strong design and material relationship with the large center building (as cousins) could provide the desired balanced relationship among the three buildings. The HardiePanel insets are painted different colors, and the middle building has Juliet balconies in these recesses. In initial meetings for Phase V, Staff recommended that the subtle distinctions between the end buildings and the middle building be further distinguished to better articulate a rhythm in the street wall and that Phase V also be slightly distinguished from the multifamily buildings in Phase IV. Staff finds that the proposal for architectural difference in Phase V represents an appropriate differentiation among the buildings while presenting a cohesive streetscape. The buildings are differentiated by the use of different color rusticated masonry at the first story of only the center building, the fenestration, and slightly different cornice sizes and designs. Due to the step-down in the northern end building, these three buildings are each distinct. Perhaps most important, the buildings in this phase are angled in plan as Patrick Street curves to the west, creating substantially more visual interest where the variety of cornice heights meet the sky. However, the building at the southern end retains a stylistic relationship with the block immediately to the south that is perhaps too similar. Staff believes that the differentiation among the phases can be further enhanced by selecting two different brick colors and by adding some ornament to the center building, discussed below.

Courtyards

The space between the buildings will function as a landscaped courtyard. Two of the buildings will have their primary entrance from the courtyard. The northernmost end building will not have an entrance onto the courtyard due to site limitations. The applicant has proposed brick piers with metalwork at the four sidewalk entrances to the courtyards to identify the building entrances. The entry piers are an excellent way to announce the building entrance, to link the three buildings and to enclose the courtyards as semiprivate transition spaces.

Concept Recommendation #1: Continue to work on the proposed feature at the entrances to the courtyards and to design an appropriate courtyard planter scheme for permanent,

appropriately-scaled planters that do not obscure architectural details or clutter the courtyard space. Restudy the courtyard expression to be more modern and in scale with the buildings

Since the concept review, Staff has worked with the applicant's landscape architect to devise an appropriate planter scheme for both Phase IV and Phase V. The revised planter scheme has fewer individual planters and has eliminated the overly tall planters. There will be a mix of planters in three different sizes to accommodate plants of differing sizes—ornamental trees in the larger planter and flowering plants in the smaller two. In addition, the courtyard entrances will have permanent planter boxes adjacent to the entry door in some situations. The updated scheme complements the courtyard fenestration pattern and Staff supports these changes.

Garage Entrance

The middle building will have a garage entrance from the private street, providing parking for the market-rate units only. The challenge with a garage entrance on a highly visible elevation is how best to treat the surrounding wall so that it maintains the proportions and high quality material texture of the elevation and does not result in a lifeless, blank wall. In this case, as in the previous phase, the applicant has maintained the masonry openings of the fenestration pattern above but used decorative metal grilles in place of actual windows. The garage entrance is not aligned with the alley entrance across the private street. The use of metal grilles that have a design similar to the railings contributes to the building's coordinated design.

Materials

Concept Recommendation #3: Provide more information on the materials, colors and details of the multifamily buildings. Use high-quality, sophisticated metalwork for railings, grilles and balconies. Provide details about the outdoor space and any proposed materials, such as benches, fencing and lighting, that require BAR approval.

Staff encourages the applicant to use materials as a way to strengthen the historic architectural vocabulary of the neighborhood and to differentiate the buildings. The use of multiple types of masonry and metal are appropriate and durable materials that create a timeless effect. HardiePanel has been approved on the townhouses in this project because it evokes this aesthetic. The smooth texture of this material visually lightens the top floor of the building and the joints of the panels have been carefully aligned to relate to the proportions of the adjacent windows. As new construction, this project is an opportunity to explore a range of high-quality materials and forms that complement the nearby buildings of historic merit without slavishly imitating them. The final selection of materials is important both for the industrial aesthetic and for differentiation among the buildings. As requested by the Board, the mock-up created for Phase IV shows both the smooth-face block and the split-face block for lintels and sills. Staff finds the smooth-face block to be more successful, as the mortar joint can match the color of the masonry and be struck flush with the surface of the block, giving the impression of a single block of stone. Regardless of the type of block, the color of the mortar must match the block.

Concept Recommendation #5: Consolidate locations of all vents and drainage systems so as to minimize the visual impact of these elements and locate on secondary elevations, where possible, and integrate drainage systems into architectural design.

It is useful that the applicant has shown the vents, as the cumulative effect of something seemingly minor can grow to be quite substantial. In this particular case, there are a significant number of vents due to the number units and they are located on all elevations. While the Board's general practice is to condition that vents be painted to match the adjacent wall surface so that they recede, in this case there is an opportunity to turn a utilitarian feature into an inexpensive decorative element. The initial locations of the vents suggest that there could be a way to add small dark tiles/metal plates to the elevations that would serve as a decorative element, as was often done on early 20th century buildings. Matching the vents in size and then thoughtfully considering the vent and tile placement would result in a simple and inexpensive way to add decoration in keeping with the Art Deco spirit that other elements of the building suggest. In order not to overwhelm the project, this element could be added only to the center building as a way to further differentiate the buildings and animate the large expanse of HardiePanel at the top floor.

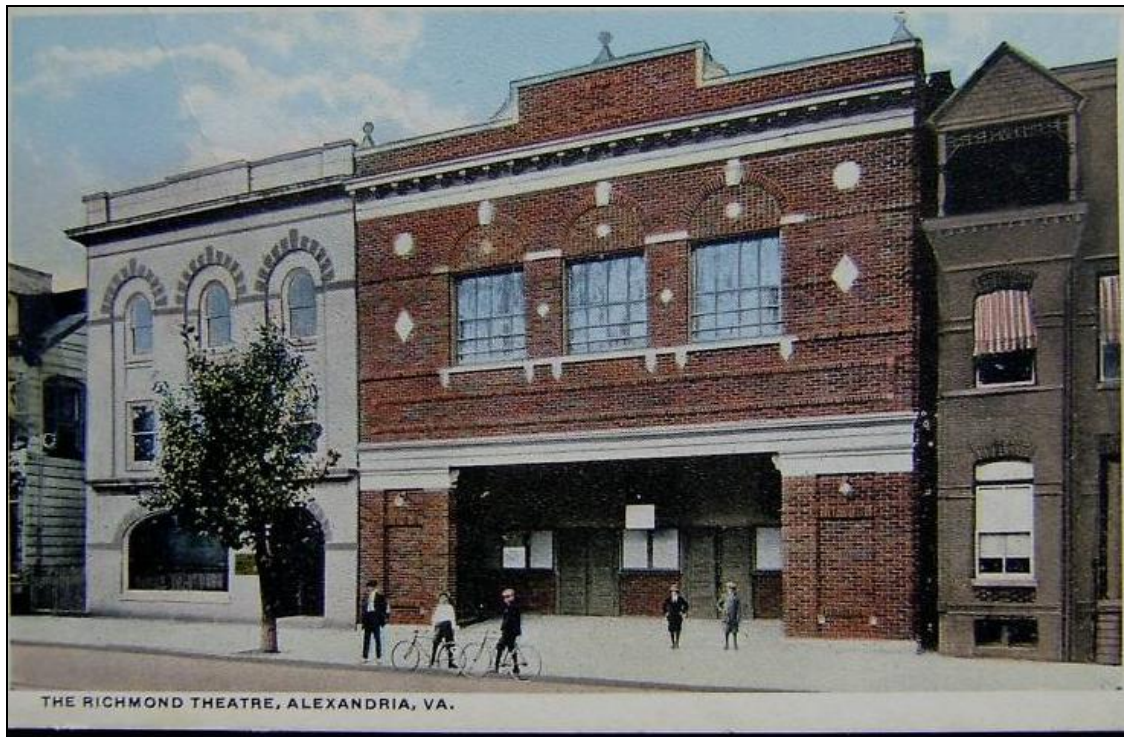


Figure 1. 815 1/2 King Street (Old Town Theater/Richmond Theater) as originally constructed with contrasting stone ornament.

Color

The color scheme shown on the prints in the concept review had a very elegant monochromatic character with a light yellow base, a light brown body brick and dove gray HardiPanel. The current submission shows a salmon colored body brick for all three buildings. As prints do not accurately reflect material color, Staff reserves final comment on the color of the masonry until actual samples can be reviewed in the field but strongly prefers the light brown body brick for this phase, as Staff believes that there should be greater color differentiation among the buildings in Phase IV and Phase V.

Rooftop Equipment

Concept Recommendation #6: Show location of all rooftop mechanical equipment and remove all stickers and markings prior to installation.

The applicant has shown the location of rooftop mechanical equipment and acknowledged that all stickers, labels and markings not required by the manufacturer will be removed immediately upon installation.

Summary

Overall, Staff supports the design for the Phase V multi-family buildings and generally finds the design architecturally appropriate and compatible with the surrounding neighborhood. Staff finds that the scale and massing of these buildings are well-suited for their location along Route 1. Staff recommends that the applicant continue to meet with Staff and return to the Board with final design materials and details of the multifamily buildings as well as materials and details of the townhouses and park.

STAFF

Catherine Miliaras, Urban Planner, Historic Preservation Section
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 A separate tap is required for the building fire service connection.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan; f) number of standpipes; g) size of underground for fire protection systems.
- C-5 A soils report must be submitted with the building permit application.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-7 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-8 The accessible ramp must comply with the requirements of USBC.
- C-9 Exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-10 Accessible parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium

association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.

- C-11 Toilet Rooms for Persons with Disabilities:
 - (a) Water closet heights must comply with USBC 1109.2.2
 - (b) Door hardware must comply with USBC 1109.13
- C-12 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-13 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.
- C-14 Handrails must comply with USBC 1009.10.
- C-15 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008
- C-16 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-17 Indicate location of all fire hydrants and fire department connections on plan.

Alexandria Archaeology:

Open Space

1. The developer shall integrate aspects of the historic character of the property into the design of open space for this project and shall provide and erect interpretive signage that highlights the history and archaeology of the site. The archaeological consultant shall provide information about the history of the site for use by the designers. The consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology, the Department of Recreation, Parks and Cultural Activities, and the Planning Department. (Archaeology, RPCA, Planning)

Archaeology Comments

1. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation in concert with demolition activities. Archaeological monitoring shall be required during demolition. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*.

Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. Archaeological work shall be completed in compliance with the Programmatic Agreement between the City of Alexandria, GPB Associates LLC, the Alexandria Redevelopment and Housing Authority, and the Virginia State Historic Preservation Office Regarding the Redevelopment of the James Bland Public Housing, City of Alexandria. (Archaeology)

2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition; Basement/Foundation plans; Erosion and Sediment Control; Grading; Utilities, etc.) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

Requirements

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Findings:

F-1 Documentary research conducted by Thunderbird Archaeology found no definite evidence of structures on this block prior to and during the Civil War; however, it is possible that refugee slaves may have settled in the vicinity during the war. Residential development in this area was occurring by the third quarter of the 19th century. City directories and other archival sources show that most residents of the project area were African American laborers, although Euro-American laborers and a few skilled workers, tradesmen and professionals were also present. In the early 20th century, the project area developed primarily as an African American neighborhood. The area therefore has the potential to yield archaeological resources that could provide insight primarily into 19th and early 20th-century domestic activities.

Transportation & Environmental Services:

Recommendations:

1. Comply with all requirements of DSP2008-00013 and the approved Site Plan for Phase V, Development Plan has not been submitted for this phase to date. (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in

advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

V. IMAGES

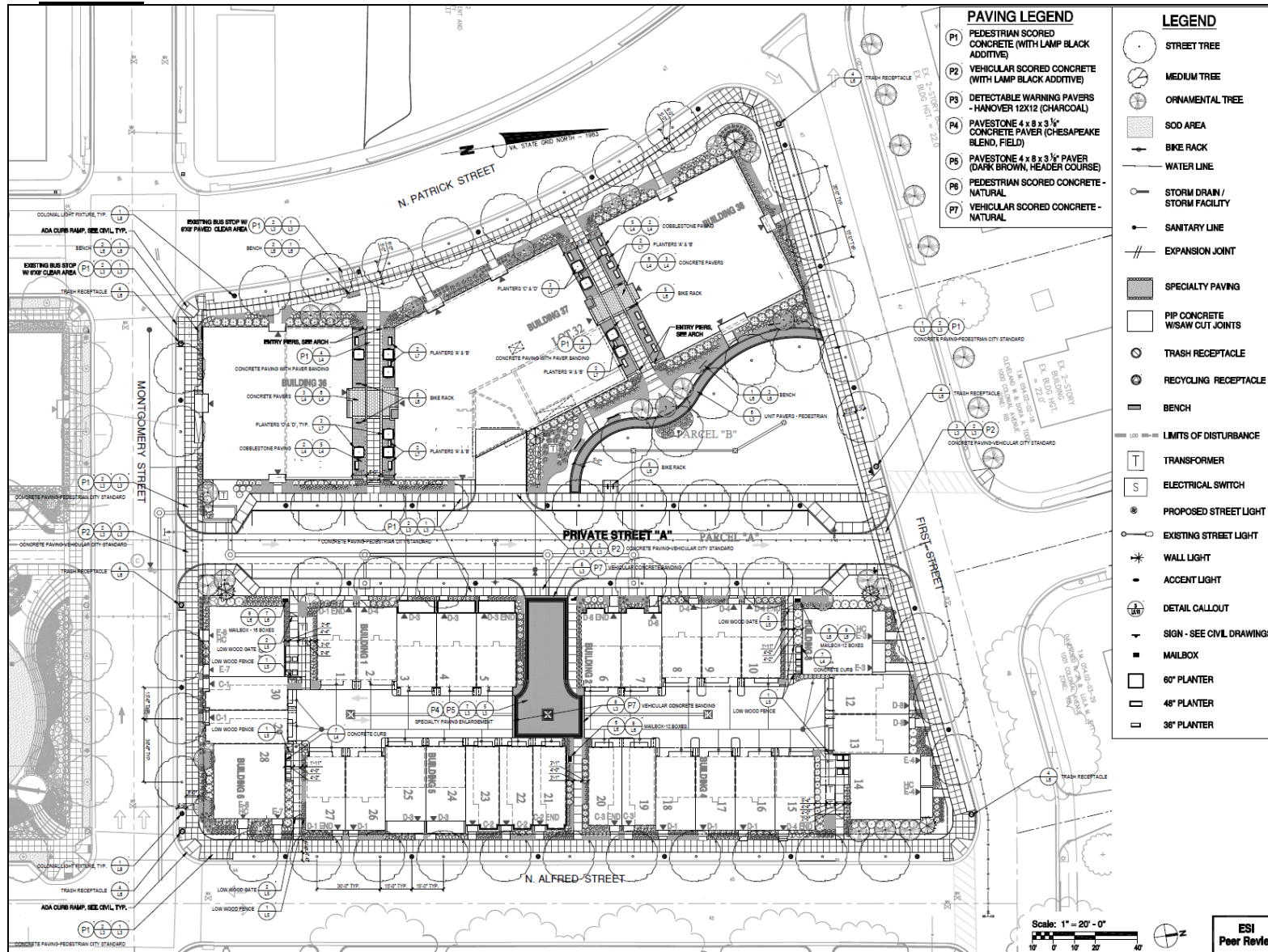


Figure 2. Phase V proposed site plan.

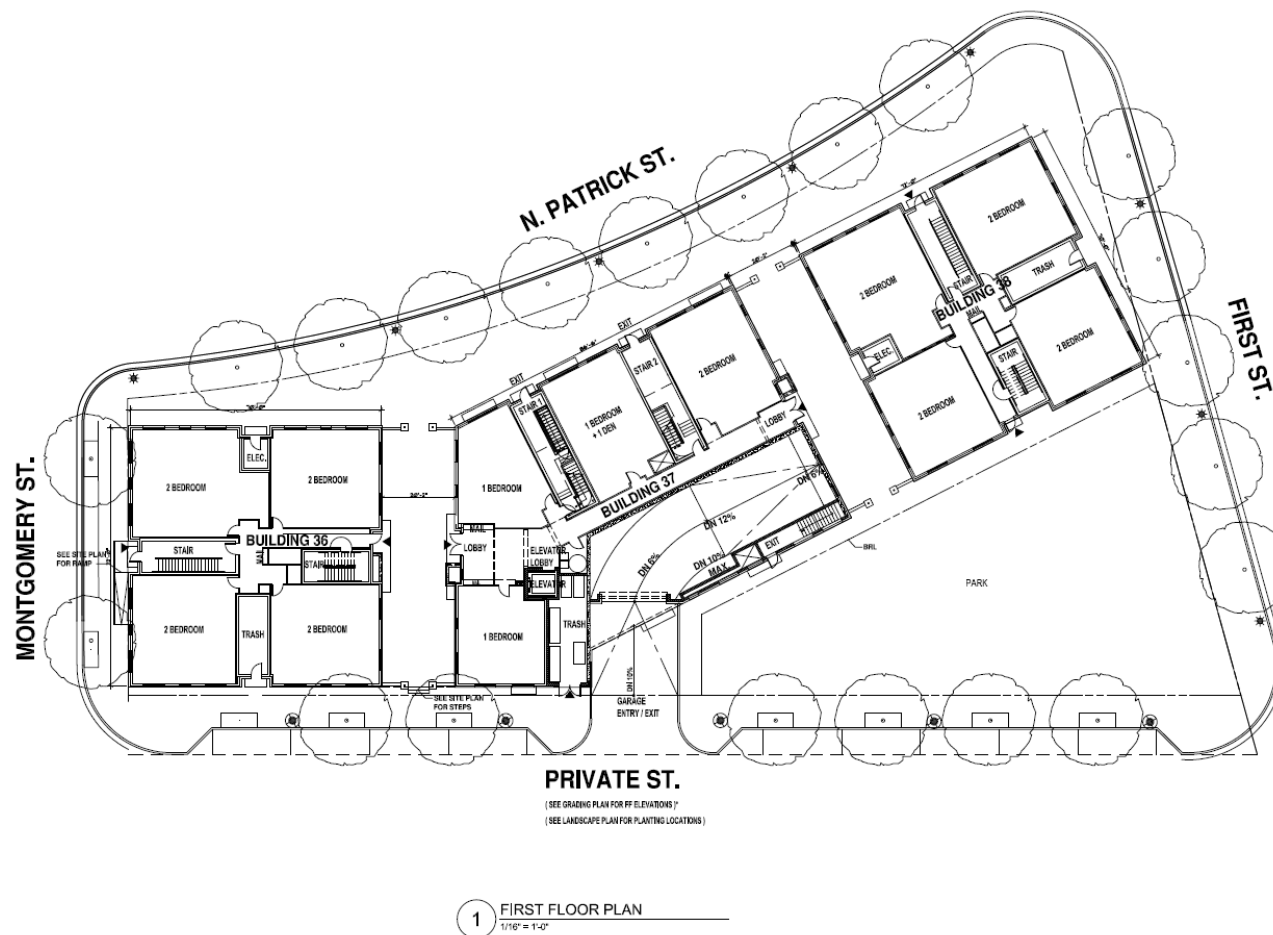


Figure 3. Proposed floor plans of multi-family buildings.

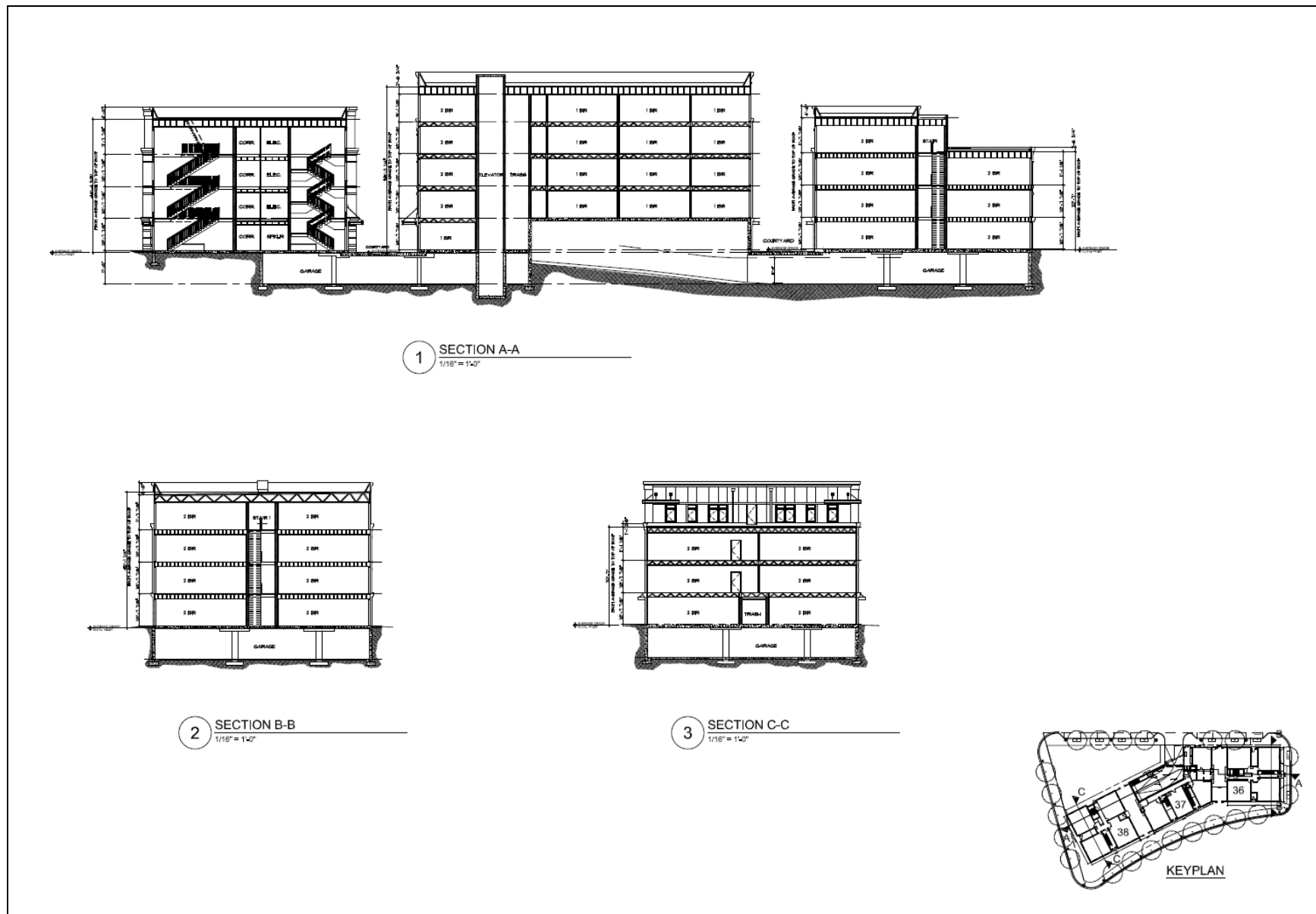


Figure 4. Section through proposed multi-family buildings.



Figure 5. CONCEPT REVIEW of proposed west elevations (facing North Patrick Street).



Figure 4. CONCEPT REVIEW of proposed east elevations (viewed from internal private street).



Figure 5. CONCEPT REVIEW of proposed interior courtyard elevations.



Figure 6. Current proposed elevations for North Patrick Street and Montgomery Street.



Figure 7. Proposed private street and First Street elevations



Figure 8. Proposed courtyard elevations.

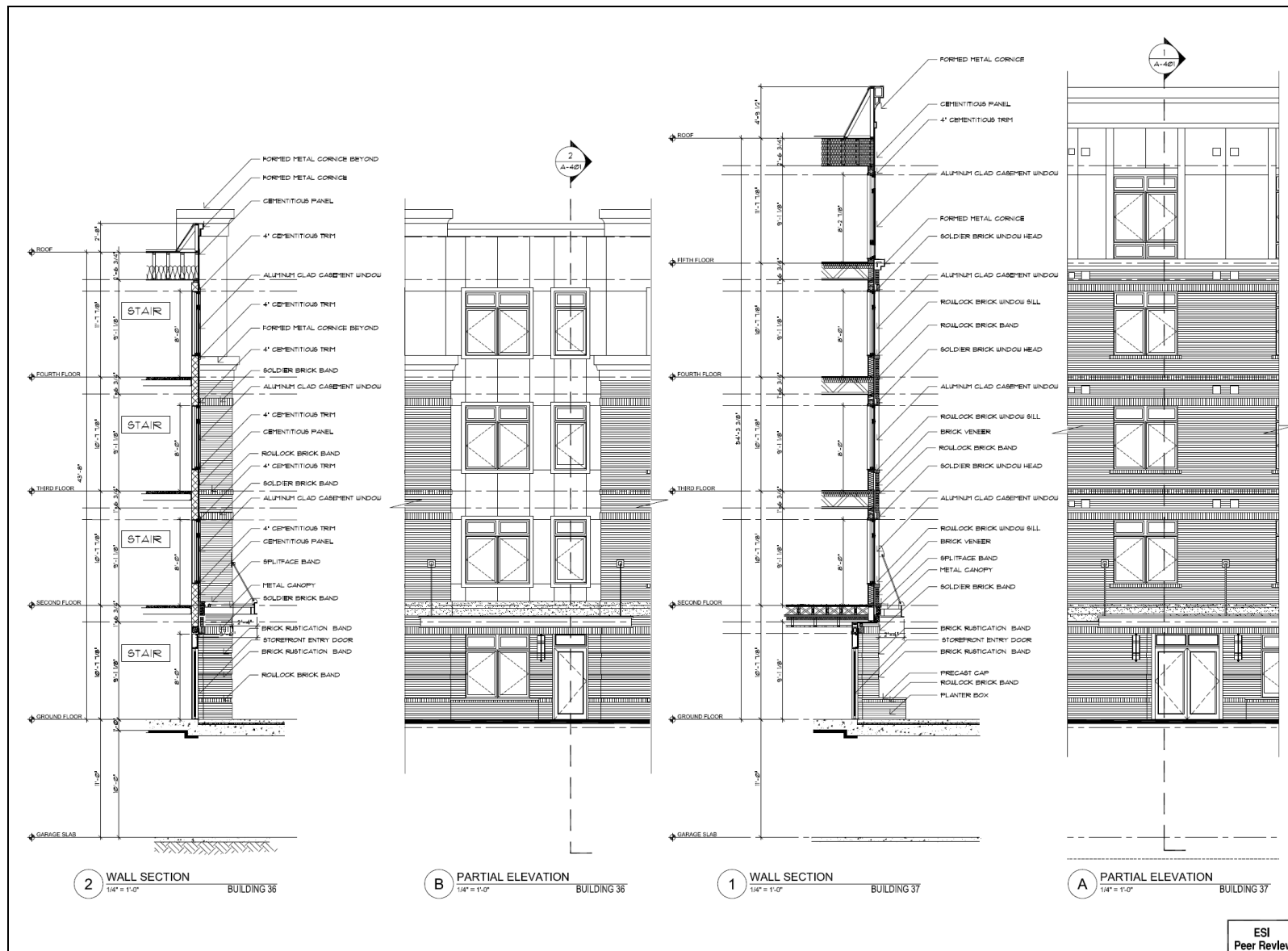


Figure 9. Wall sections and partial elevations with materials details.

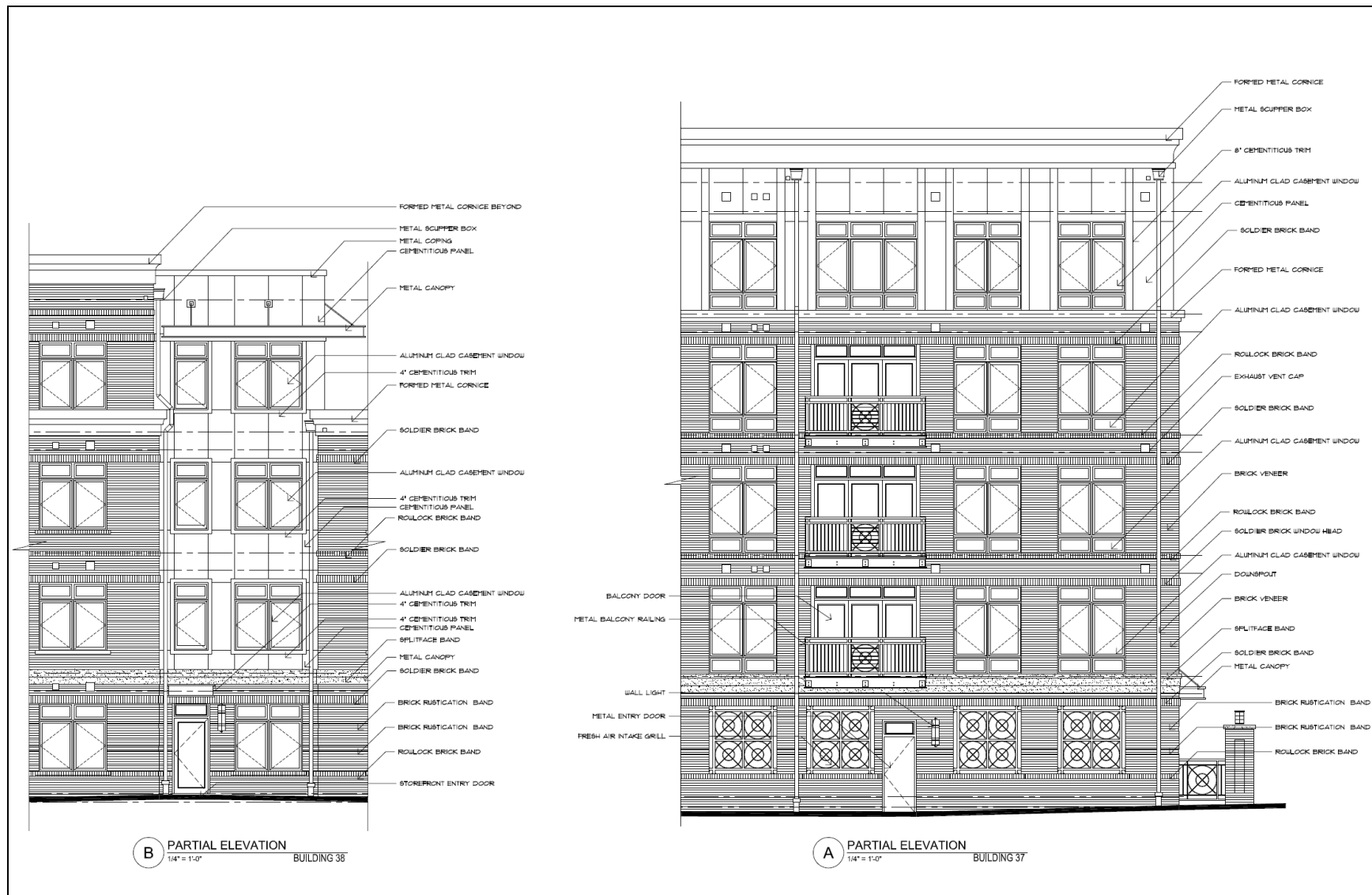


Figure 10. Partial elevations with materials details.



Figure 11. Courtyard planter scheme.



Figure 12. Courtyard planter scheme.



Figure 13. Courtyard planter scheme.




Figure 14. Courtyard planter scheme.



Figure 15. View from street of courtyard entry.

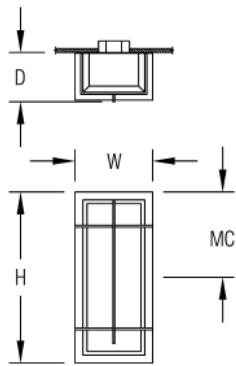
BRIGHTON INTERIOR WALL

AIW8301



JOB NAME

TYPE



Dimensions			
W	H	D	MC
10.0 in	22.0 in	6.3 in	11.0 in
25.4 cm	55.9 cm	16.0 cm	27.9 cm

Weight

Figure 16. Proposed exterior light fixtures.

KAC-TS - Katsura Column Mount w/ Toshi Overlay
By Arroyo Craftsman



Part #: 3187337
Price: \$354.00
Finish: Raw Copper
Glass/Mica: White Opalescent
Size: 7" w x 10 1/2" h
Light Bulb: (1) 100w A19 Med F Incand
Dimensions
Base: 6" - Height: 10.5" - Width: 7"

Description
Katsura column mount outdoor fixture with Toshi overlay ornamentation. Note: Antique finish options are not recommended for exterior use. Exposure to the elements will cause finish to deteriorate rapidly.



Figure 17. Proposed courtyard pier light fixtures.



Figure 18. Mock-up of proposed railing for Phase IV.



Figure 19. Mock-up for multi-family building showing ground-face and split-face headers and sills.